



50 Wachusett Road  
Chestnut Hill  
Massachusetts

The applicant is proposing to demolish a deteriorating garage and replace it with a larger more architecturally appropriate garage. The existing structure is showing signs of foundation failure and is currently undersized for the homeowners needs. The house is currently non-conforming on the northeast property line with a 7'-6" side yard setback. The current garage is conforming to the front, side, and rear setbacks.

The proposed new garage will comply with all dimensional setbacks.

There will be no increase in building height, and no increase into the setbacks.

The proposed new garage will be 900 square feet (exceed 700 square feet limit).

The new garage will allow for the storage of 4 cars (exceeding the 3-car limit) arranged in tandem front to back therefore appearing like a 2-car garage.

The new garage will increase the gross floor area by 733 square feet and will increase the FAR to 559 square feet over the allowable.

The design of the new garage will replace an awkward alteration/addition that was applied to the original garage. The new structure will express a simple hip roof form that is architecturally appropriate to the style of the existing house. Architectural asphalt shingles, painted cedar clapboards, copper roof details will match the existing pallet of materials. The new siding will match the scale and material of the existing house and the eyebrow dormer will allow natural light into the garage and will mimic some of the arched forms present on the existing house.

The proposed addition and alteration will not be any more detrimental to the neighborhood than what currently exists and will not derogate the intent of the zoning by-laws.